

**The City of Springfield, Ohio
City Commission Public Hearing Minutes
Tuesday, August 31, 2021 – 6:50 p.m.
City Hall Forum**

195-21 Amending the Zoning Map of Springfield, Ohio by rezoning 0.57 acre at 25 West Harding Road, Springfield, Ohio from RS-5, Low-Density, Single-Family Residence District to PD, Planned Development District

The public hearing was called to order by President Copeland. Roll Call was answered by Mrs. Chilton, Dr. Estrop, Mr. Rue, and President Copeland. Mr. O'Neill was absent.

Mr. Copeland inquired from the Clerk if proper legal notice was given on such public hearing.

The Clerk read a communication relative thereto, attached to which was a copy of the public hearing notice. Said notice was published in the *Springfield News-Sun* on July 21, 2021.

On motion of Dr. Estrop, seconded by Mr. Rue, the communication and notice were ordered received, recorded in the minutes, and filed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

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August 31, 2021

Honorable City Commission  
The City of Springfield, Ohio

Honorable Commissioners:

Notice of a public hearing for the purpose of considering the rezoning of 0.57 acre at 25 West Harding Road, Springfield, Ohio from RS-5, Low-Density, Single-Family Residence District to PD, Planned Development District was published in the *Springfield News-Sun*, a newspaper of general circulation within the City.

Attached hereto is a true and correct copy of such legal notice published on July 21, 2021.

Respectfully submitted,

Jill R. Pierce  
Clerk of the City Commission

Attached Legal Ad

**NOTICE OF PUBLIC HEARING  
PROPOSED REZONING**

Notice is hereby given that a public hearing will be held on Tuesday, August 31, 2021, at 6:50 P.M. (local time) at the City Commission Forum, to consider the proposed change in zoning for 0.57 acre located at 25 West Harding Road (being Parcel Nos. 3400700036800008, 3400700036800009 and 3400700036800010) from RS-5, Low-Density, Single-Family Residence District to PD, Planned Development District. Details can be found on the City's website, [www.springfieldohio.gov](http://www.springfieldohio.gov) or by calling the City Clerk's Office at 937-324-7341 for details on how to participate.

By Order of the City Commission of The City of Springfield, Ohio.

JILL R. PIERCE  
CLERK OF THE CITY COMMISSION  
7-21/2021

## **ANALYSIS**

### **ANALYSIS:**

#### **Land Use Plan and Zoning:**

Connect Clark County Comprehensive Plan shows this future character area as “Suburban Living, High Intensity.” The purpose of the PD district is to provide for zoning and subdivision regulation of Planned Developments to allow more flexible design of single use residential, commercial or industrial uses developments as well as allow modern integrated developments of mixed residential, commercial, industrial, recreational or agricultural uses, with such Planned Developments regulated so as to be in substantial conformity with the Clark County Comprehensive Land Use Plan (commonly known as the Crossroads Plan) adopted by the City, with the City's Thoroughfare Plan and with the purposes published in Section 1101.02 of the Springfield Zoning Code, and so as to not have substantially adverse effects on neighboring areas which outweigh the benefits to the community derived from the Planned Development.

#### **Surrounding Land Use:**

Permitted uses in the proposed PD zoning are similar to the existing uses and will not change the character of the area.

#### **Thoroughfare Plan:**

25 W Harding Road is classified as a Secondary Arterial street and Hawthorne Road is classified as a local street.

#### **Staff Comments:**

|                                |                                                                                   |
|--------------------------------|-----------------------------------------------------------------------------------|
| Manager's Office:              | No objections                                                                     |
| Service Department:            | No objections                                                                     |
| Police Department:             | No objections                                                                     |
| Fire Department:               | No objections                                                                     |
| Building Inspections Division: | No objections – building inspections will address any issue during permit process |
| Planning/Zoning Division:      | No objections                                                                     |

#### **STAFF RECOMMENDATION:**

Approval of request to rezone 25 W Harding Road from RS-5 to PD. The City Planning Board unanimously recommended approval.

## **COMMENTS**

Mr. Copeland asked if there were comments from the Commission.

Mrs. Chilton asked if there were any objections. Ms. Agwan stated there were none at the City Planning Board meeting, but staff received calls both before and after the meeting inquiring about the proposed uses.

Mr. Rue noted there was confusion with this rezoning request and a similar request on Derr Road for a gasoline station. Community Development Director Meadows agreed and noted the callers had no objections when the actual rezoning request was clarified.

Mr. Copeland asked if there were comments from the audience. There were none.